

12-O-0493

Z-12-17

**AN ORDINANCE BY
COUNCILMEMBERS CLETA WINSLOW AND C.T. MARTIN:
AS SUBSTITUTED BY ZONING COMMITTEE**

A SUBSTITUTE ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CASCADE AVENUE CORRIDOR IN NPU-T FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL), C-1 (COMMUNITY BUSINESS), AND THE C-1-C (COMMUNITY BUSINESS – CONDITIONAL) DISTRICTS TO THE MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) AND MRC-2-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) DISTRICTS, AND FOR OTHER PURPOSES.

WHEREAS, the Campbellton-Cascade Corridors Redevelopment Plan was adopted by City Council on September 18, 2006, and approved by the Mayor on September 26, 2006; and

WHEREAS, recommendations from the Campbellton-Cascade Corridors Redevelopment Plan should be implemented through the rezoning of the properties within the corridor; and

WHEREAS, the residents and property owners in NPUs I, P, R, S, and T worked with the Office of Planning Staff and a consultant team led by Glatting Jackson, Inc. to develop a vision for the redevelopment of both corridors; and

WHEREAS, the residents and property owners of NPU-T have requested the City to rezone the Cascade Avenue corridor to implement the recommendations from the Campbellton-Cascade Corridors Redevelopment Plan; and

WHEREAS, the official zoning maps should be amended to include the properties along the Cascade Avenue corridor in NPU-T as shown on Attachments ‘A’, and ‘B’.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Cascade Avenue Corridor with the designations as shown on Attachments ‘A’, and ‘B’.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled “Conditional Zoning”, as identified with the use of the suffix “C” after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said “Conditional Zoning” designation only in compliance with the following conditions:

- 1) The following uses are prohibited:
 - a) Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
 - b) Pawn shops.
 - c) Tattoo and body piercing establishments.
 - d) Truck Stops.
- 2) The following uses shall require a Special Use Permit:
 - a) Automobile repair garages, paint and body shops.
 - b) Automobile service stations, car washes.
 - c) Clubs and lodges.
 - d) Mixed-use storage facilities.
 - e) Mortuaries and funeral homes.
 - f) Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.
- 2) The following uses shall be permitted with the following conditions:
 - a) Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.
 - b) The following uses provided that they are separated from another parcel having the same permitted use by a minimum horizontal distance of 500 linear feet as measured from property line to property line:
 - i. Dry cleaning establishments, collection stations or plants. Said uses shall be no more than 5,000 square feet of floor area.
 - ii. Hair salons, barber shops, beauty supply, beauty school, and nail salons. This shall not be construed to mean that two such uses within the same parcel shall be prohibited.
 - c) Package stores within the district provided that they are separated from another parcel with the same permitted use by a minimum horizontal distance of 1,500 linear feet, measured from property line to property line.
- 4) The following conditions shall apply to all properties:
 - a) Building entrances: The primary pedestrian entrance facing the street and sidewalk shall be articulated and differentiated from other components of the façade with two or more of the following elements:
 - i. Stoops for residential uses;
 - ii. Recessed entries, not exceeding five (5) feet in depth from the façade;
 - iii. Entry surrounds;
 - iv. Transom windows;
 - v. Awnings or canopies.
 - b) Building stoops, steps and cheek walls facing the street and sidewalk shall be finished with either concrete, brick or stone. Steps shall have closed risers, ends and cheek walls.
 - c) Building facade materials shall consist of the following for principal and accessory structures:
 - i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).

- ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
 - 1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementitious siding).
 - 2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding). Exposed concrete masonry units are not permitted.
 - iii. All other multi-family residential and non-residential structures:
 - 1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick per vertical wall plane. Stone, cast stone or three-part hard coat stucco may comprise the remainder of such building façade(s).
 - 2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
 - iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- 5) Fencing: In addition to the fencing requirements of the MRC district, all chain link fencing where permitted in this district, shall be black or dark green vinyl coated.
- 6) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MRC district, the following additional restrictions shall apply:
 - a) Dumpsters shall be screened with brick opaque walls and a self-closing opaque gate along one side which matches the brick color. Said screening shall be twelve (12) inches above the dumpster at a maximum height of seven (7) feet.
 - b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.
- 7) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security roll down doors shall allow 80% visibility into the tenant space and shall be fully retractable during business hours of operation.
- 8) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.
- 9) Vending machines, paper stands, and other similar devices shall be located interior to the building structure.
- 10) Signage: In addition to the signage requirements of the MRC districts, the following additional restrictions shall apply:
 - a) Free-standing signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
 - b) Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).

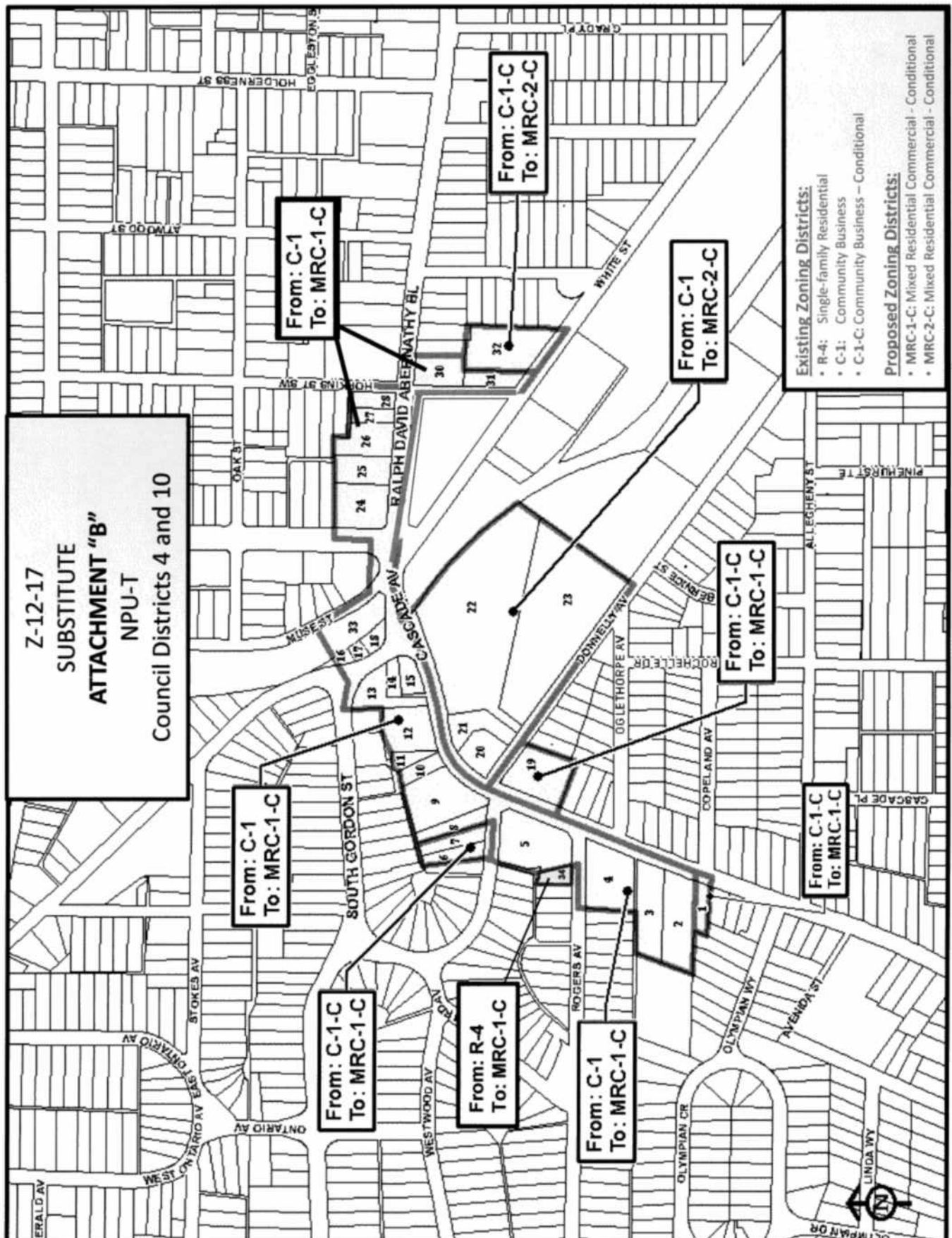
- c) Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.

SECTION 3: The regulations contained within Section 2 of this Ordinance shall supplement the regulations contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, Whenever the regulations contained within Section 2 of this Ordinance are different than those contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, the regulations contained within Section 2 of this Ordinance shall control.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance shall be repealed to the extent of the conflict.

Z-12-17
ATTACHMENT “A”
Parcel List as shown on Map “Attachment B”

Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
1	707 Cascade Avenue	14 01500004035	C-1-C	MRC-1-C
2	689, 693 Cascade Avenue	14 01500004035	C-1	MRC-1-C
3	683 Cascade Avenue		C-1	MRC-1-C
4	677, 681, 687 Cascade Avenue	14 01500004036	C-1	MRC-1-C
5	645, 653, 657, 659 Cascade Avenue	14 01390001075	C-1	MRC-1-C
6	1477 Westwood Avenue	14 01390001030	C-1-C	MRC-1-C
7	1471 Westwood Avenue	14 01390001029	C-1-C	MRC-1-C
8	1465 Westwood Avenue	14 01390001028	C-1	MRC-1-C
9	629 Cascade Avenue	14 1390001071	C-1	MRC-1-C
10	615 Cascade Avenue	14 01390001024	C-1	MRC-1-C
11	Cascade Avenue	14 01390001076	C-1	MRC-1-C
12	609 Cascade Avenue	14 01390001077	C-1	MRC-1-C
13	599 Cascade, 1384 Ralph David Abernathy	14 01390001074	C-1	MRC-1-C
14	1382 Ralph David Abernathy Blvd	14 01390001016	C-1	MRC-1-C
15	587, 589, 593 Cascade Avenue	14 01390001017	C-1	MRC-1-C
16	1385 Ralph David Abernathy Blvd	14 01400007014	C-1	MRC-1-C
17	1375 Ralph David Abernathy Blvd	14 01400007013	C-1	MRC-1-C
18	1371, 1373 Ralph David Abernathy Blvd	14 01400007012	C-1	MRC-1-C
19	640, 644, 646 Cascade Avenue, 1450 Donnelly Avenue	14 01390003095	C-1-C	MRC-1-C
20	1449, 1459 Donnelly Avenue	14 0139 LL012	C-1	MRC-2-C
21	590, 610 Cascade Avenue	14 0139 LL011	C-1	MRC-2-C
22	590 Cascade Avenue	14 0139 LL027	C-1	MRC-2-C
23	598 Donnelly Avenue	14 0139 LL026	C-1	MRC-2-C
24	1355 Ralph David Abernathy Blvd	14 01400008110	C-1	MRC-1-C
25	1335 Ralph David Abernathy Blvd	14 01400008128	C-1	MRC-1-C
26	1325 Ralph David Abernathy Blvd	14 01400008131	C-1	MRC-1-C
27	1319, 1321 Ralph David Abernathy Blvd	14 01400008130	C-1	MRC-1-C
28	1313 Ralph David Abernathy Blvd	14 01400008129	C-1	MRC-1-C
29	-	-	-	-
30	1302 Ralph David Abernathy Blvd	14 01390002095	C-1	MRC-1-C
31	600 Hopkins Street	14 01390002101	C-1	MRC-1-C
32	1333 White Street	14 01390002100	C-1-C	MRC-1-C
33	Lucile Avenue	14 01400007011	C-1	MRC-1-C
34	1485 Rogers Avenue	14 01390001052	R-4	MRC-1-C



AN ORDINANCE BY:
COUNCILMEMBERS CLETA WINSLOW AND C.T. MARTIN

Z-12-17

Cleta Winslow
C. T. Martin
AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CASCADE AVENUE CORRIDOR IN NPU-T FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL), C-1 (COMMUNITY BUSINESS), AND THE C-1-C (COMMUNITY BUSINESS – CONDITIONAL) DISTRICTS TO THE MRC-1-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) AND MRC-2-C (MIXED RESIDENTIAL COMMERCIAL - CONDITIONAL) DISTRICTS, AND FOR OTHER PURPOSES.

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- 1) The following uses shall require a Special Use Permit:
 - a) Automobile repair garages, paint and body shops.
 - b) Clubs and lodges.
 - c) Mixed-use storage facilities.
 - d) Mortuaries and funeral homes.
 - e) Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.
- 2) The following uses shall be permitted with the following conditions:
 - a) Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.

- 3) The following uses are prohibited:
- a) Collections stations or plants for laundry and dry cleaning establishments.
 - b) Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
 - c) Pawn shops.
 - d) Tattoo and body piercing establishments.
 - e) Truck Stops.
- 4) The following conditions shall apply to all properties regardless:
- a) Building entrances: The primary pedestrian entrance shall be architecturally articulated.
 - b) Building facade materials shall consist of the following:
 - i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
 - ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
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 - iii. All other multi-family residential and non-residential structures:
 - 1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick. Stone, cast stone or three-part hard coat stucco may comprise the remaining 49% of each building façade.
 - 2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
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- 5) Fencing: In addition to the fencing requirements of the MRC district, any chain link fencing where permitted in this district, shall be black or dark green vinyl coated.
- 6) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MRC district, the following additional restrictions shall apply:
- a) Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.
 - b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.
- 7) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public street.
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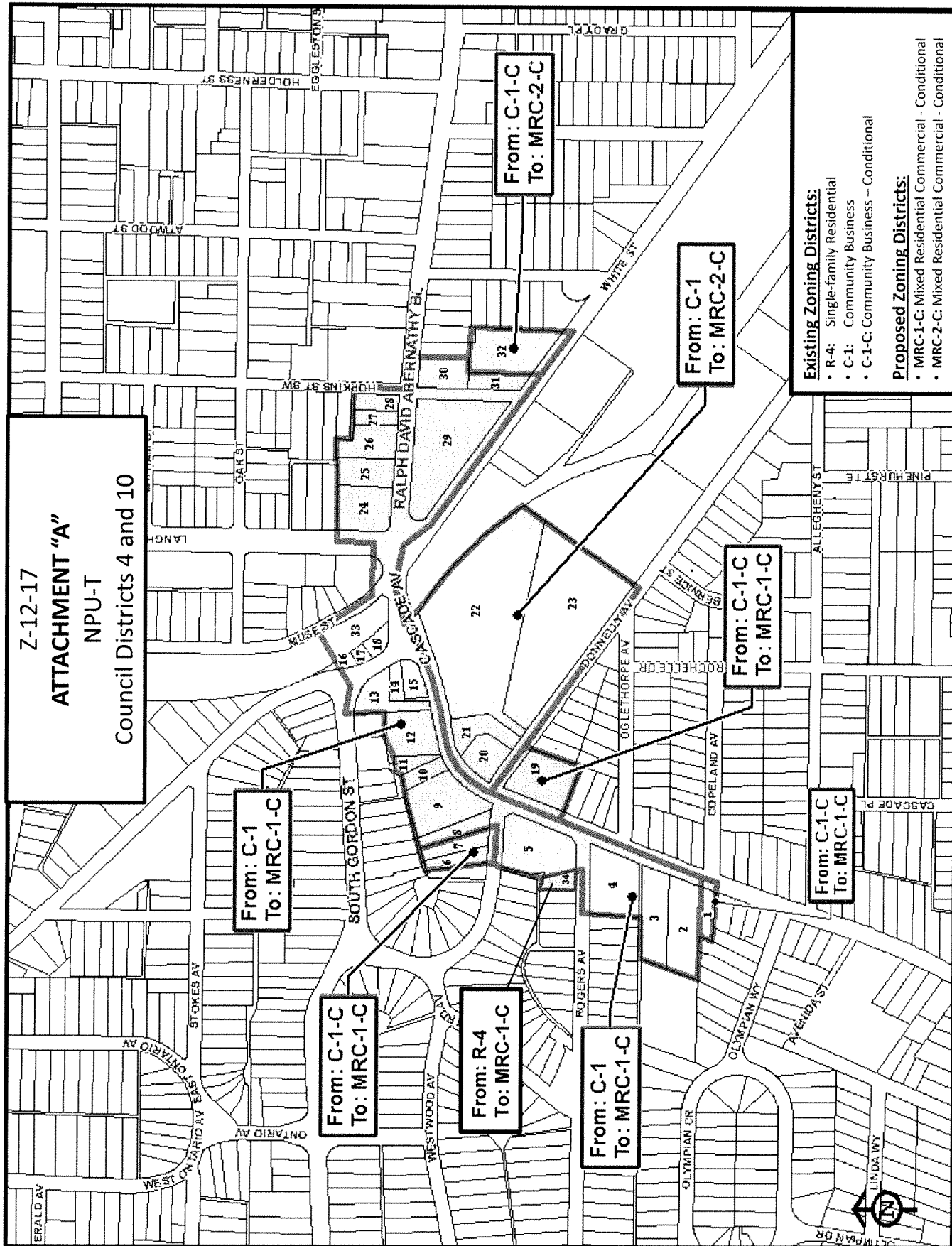
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Z-12-17

ATTACHMENT "A"

NPU-T

Council Districts 4 and 10



Z-12-17
ATTACHMENT "B"

MAP "A" Parcels				
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